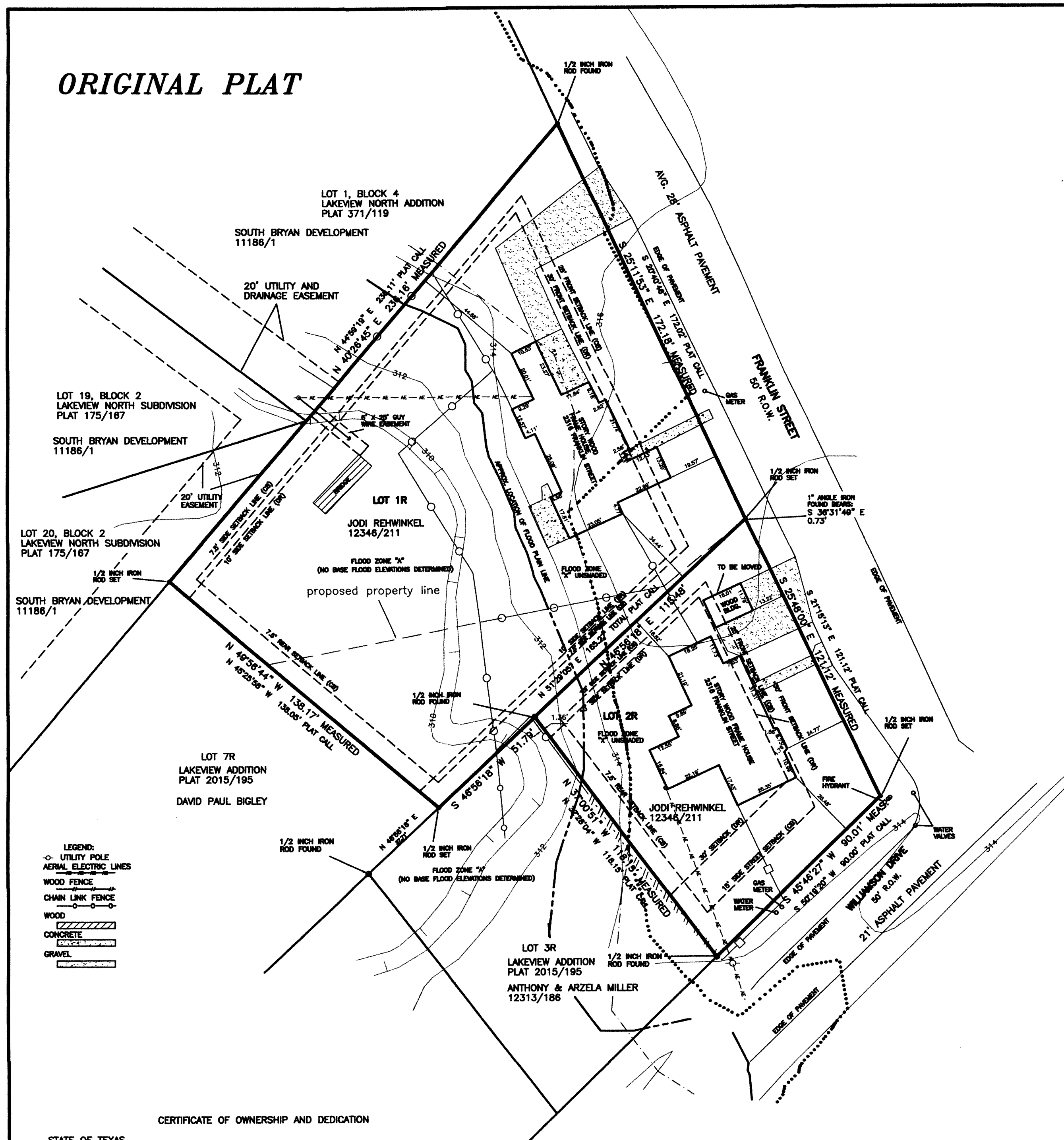
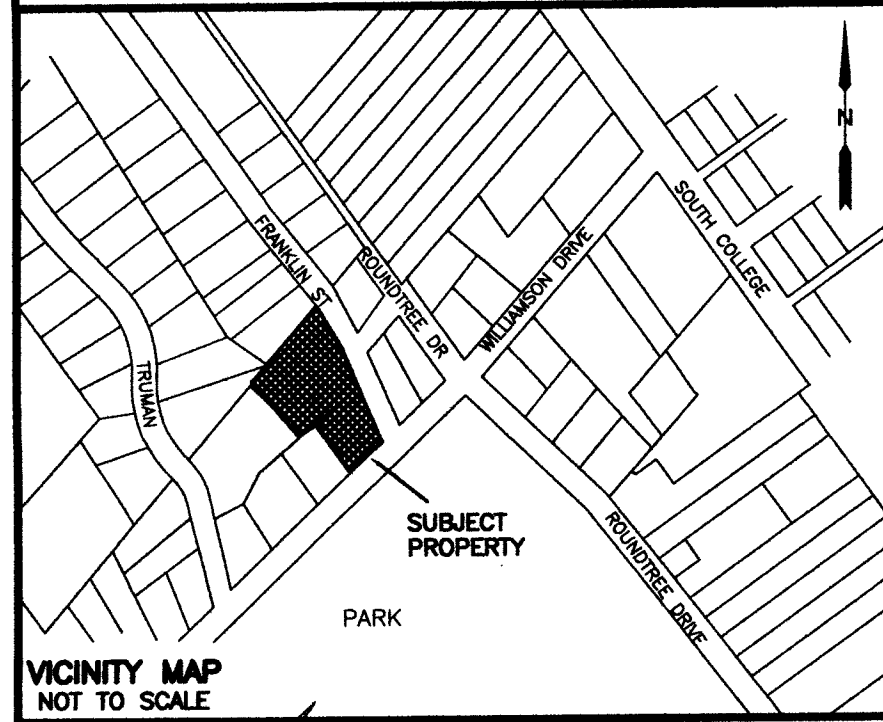


# ORIGINAL PLAT



SCALE: 1" = 30'



## GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48044C0215 F, DATED APRIL 2, 2014.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5 - RESIDENTIAL.
5. BUILDING SETBACK LINES SHOWN HEREON ARE PER CITY OF BRYAN ORDINANCE (OS) AND DEED RESTRICTIONS 123/281 (DR).
6. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY.
7. THE PURPOSE OF THIS PLAT IS TO MOVE THE INTERIOR LOT LINE TO THE EXISTING FENCE LINE. NO OTHER CHANGES ARE BEING MADE TO THE LOTS.

NOTE: FLOODPLAIN INFORMATION, OBTAINED DIGITALLY FROM THE CITY OF BRYAN, SHOWN HEREON SHOULD BE CONSIDERED THE BEST AVAILABLE DATA. TAKEN FROM A MORE CURRENT FLOOD STUDY IDENTIFYING FLOODPLAIN AND FLOODWAY FOR A PREVIOUSLY UNSTUDIED AREA.

METES AND BOUNDS DESCRIPTION  
OF A  
0.957 ACRE TRACT  
ZENZO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENZO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1R AND ALL OF LOT 2R, LAKEVIEW ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2015, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FRANKLIN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1R AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, LAKEVIEW NORTH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 371, PAGE 119 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 25° 11' 53" E ALONG THE SOUTHWEST LINE OF FRANKLIN STREET FOR A DISTANCE OF 172.18 FEET TO A 1/2 INCH IRON ROD MARKING THE COMMON CORNER OF SAID LOT 1R AND SAID LOT 2R;

THENCE: S 25° 48' 06" E CONTINUING ALONG THE SOUTHWEST LINE OF FRANKLIN STREET FOR A DISTANCE OF 121.12 FEET TO A 1/2 INCH IRON ROD ON THE SOUTHWEST LINE OF WILLIAMSON DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 2R;

THENCE: S 45° 46' 27" W ALONG THE NORTHWEST LINE OF WILLIAMSON DRIVE FOR A DISTANCE OF 90.01 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 2R AND THE EAST CORNER OF LOT 3R (PLAT 2015/195);

THENCE: N 37° 00' 51" W ALONG THE COMMON LINE OF SAID LOT 2R AND SAID LOT 3R FOR A DISTANCE OF 118.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 3R;

THENCE: S 46° 56' 18" W ALONG THE COMMON LINE OF SAID LOT 1R AND SAID LOT 3R FOR A DISTANCE OF 51.79 FEET TO A 1/2 INCH IRON ROD MARKING THE SOUTH CORNER OF SAID LOT 1R AND THE EAST CORNER OF LOT 7R (PLAT 2015/195);

THENCE: N 49° 58' 44" W ALONG THE COMMON LINE OF SAID LOT 1R AND SAID LOT 7R FOR A DISTANCE OF 138.17 FEET TO A 1/2 INCH IRON ROD ON THE SOUTHWEST LINE OF LOT 20, BLOCK 2, LAKEVIEW NORTH SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 175, PAGE 167 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID LOT 1R;

THENCE: N 40° 28' 45" E ALONG THE COMMON LINE OF SAID LOT 1R AND SAID LOT 20 AND THE AFOREMENTIONED LOT 1, BLOCK 4, FOR A DISTANCE OF 236.16 FEET TO THE POINT OF BEGINNING CONTAINING 0.957 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JODI REHWINKEL, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 12346, Page 211, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JODI REHWINKEL known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, City of Bryan

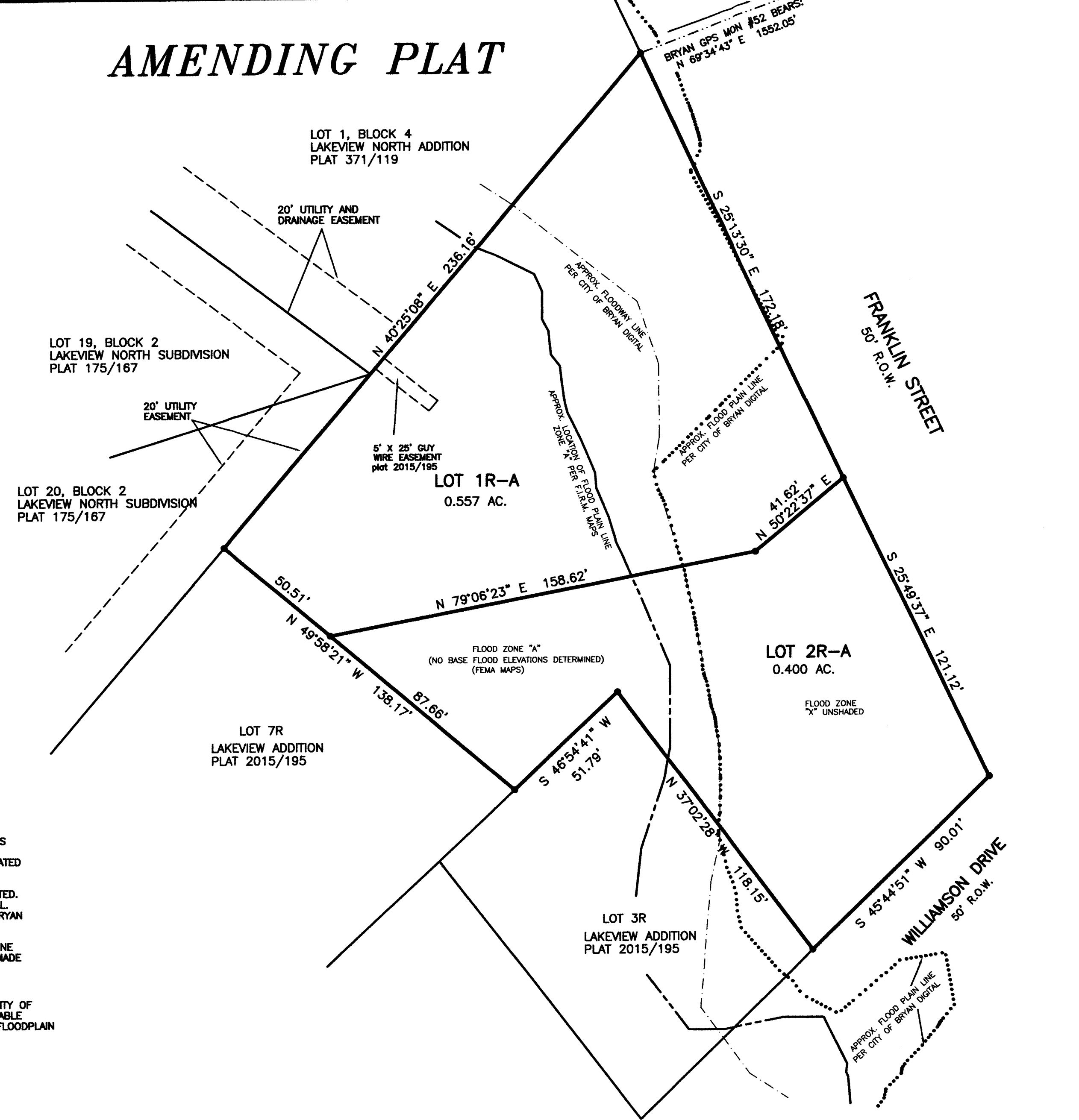
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

# AMENDING PLAT



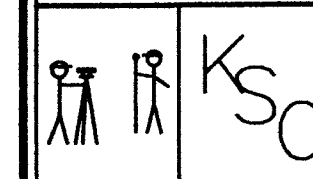
## AMENDING PLAT

OF

**LOT 1R AND LOT 2R  
LAKEVIEW ADDITION**

VOLUME 2015, PAGE 195

0.957 AC., Z. PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET

SURVEY DATE: FEB. 2015

PLAT DATE: 02-20-15

REVISED: 03-10-15

JOB NUMBER: 15-043

CAD NAME: 15-043

CRS FILE: 15-043

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 288-3195

PREPARED FOR: JODI REHWINKEL  
2316 FRANKLIN STREET  
BRYAN, TEXAS 77801  
PHONE (281) 785-3766